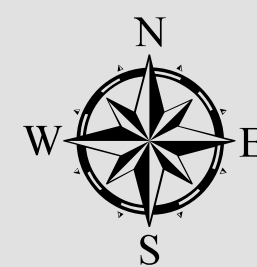


Draft
Proposed Zoning Map
April 30, 2019

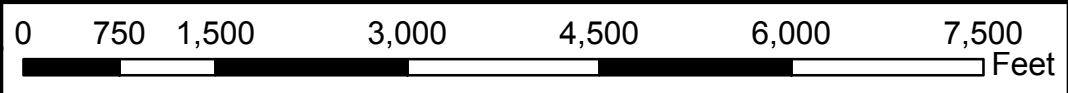
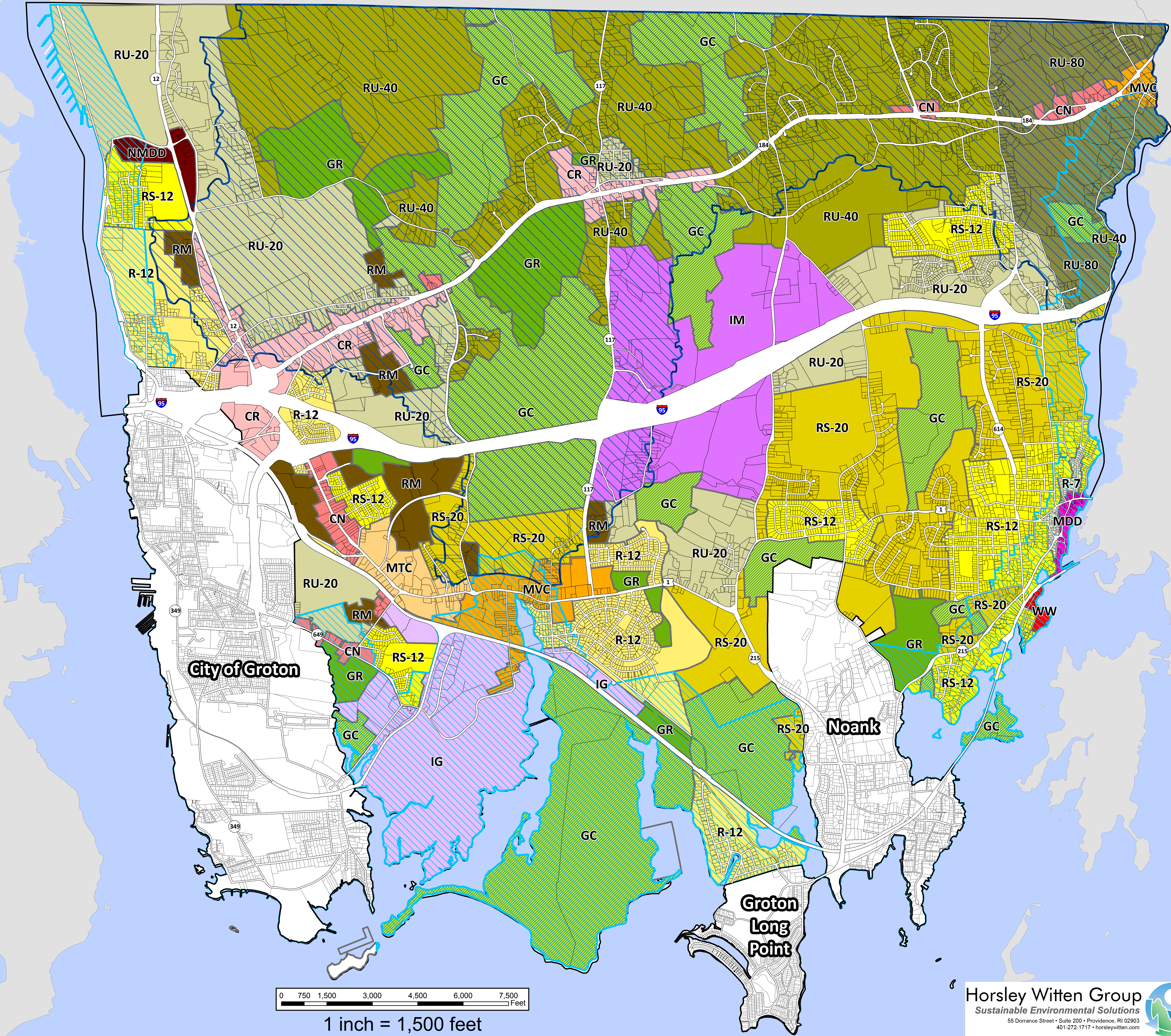


Legend

- Water Resource Protection District
- Coastal Area Management District

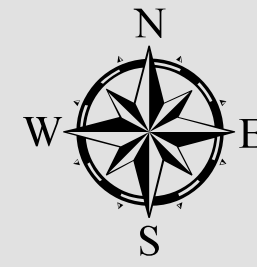
Proposed Zoning

- Zone
- R-7
 - R-12
 - RS-12
 - RS-20
 - RU-20
 - RU-40
 - RU-80
 - RM
 - CR
 - CN
 - WW
 - MDD
 - MTC
 - MVC
 - IG
 - IM
 - GR
 - GC
 - NMDD



1 inch = 1,500 feet

DRAFT GUIDE
Proposed Zone Designation Changes
April 30, 2019



Legend

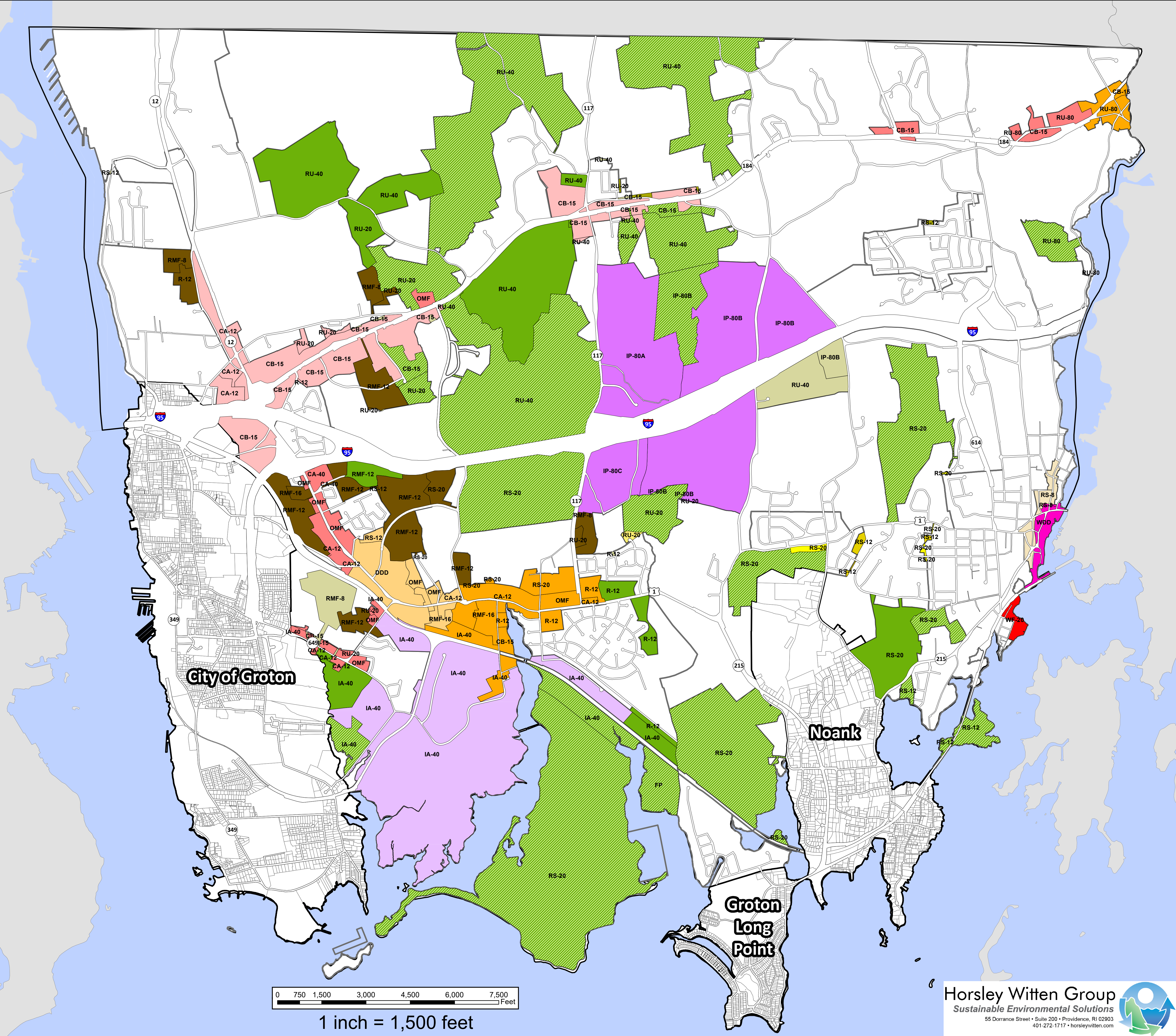
Labels indicate existing zoning

Colors indicate proposed zoning by key below

Zone

[Light Tan]	R-7
[Yellow]	R-12
[Light Yellow]	RS-12
[Yellow-Green]	RS-20
[Light Green]	RU-20
[Green]	RU-40
[Dark Green]	RU-80
[Brown]	RM
[Pink]	CR
[Red]	CN
[Dark Red]	WW
[Magenta]	MDD
[Orange]	MTC
[Dark Orange]	MVC
[Light Purple]	IG
[Purple]	IM
[Green]	GR
[Dark Green]	GC
[Dark Brown]	NMDD

The information on this map is for guidance purposes only: See Draft Zoning Map for official proposed changes.



How to Read the Draft Guide to Proposed Zone Designation Changes

The information on this “Draft Guide” map is for guidance purposes only. The “Draft Proposed Zoning Map” dated April 30, 2019 is the official document for all proposed changes and takes precedence over any conflict with this “Draft Guide” map.

COLORS & LABELS

Any parcel or area on this map that is in color indicates that it is proposed to change from one zoning district to another. The key shows which of the proposed zoning districts matches each color. All of the colored parcels or areas also have a label. These labels show the existing zoning districts. Areas in white are either outside the Town’s zoning jurisdiction (City of Groton, Groton Long Point, and Noank) or are proposed to have the same zoning district they have today.

CHANGES IN NAME ONLY

A few zoning districts have changed in name only, while covering all or very nearly all the same parcels they do today. Some of the standards within these zoning districts have been modified, but their intent is largely the same.

Waterfront Design District (WDD) is now called the Mystic Downtown District (MDD)

WF-20 is now called the Working Waterfront (WW) District

Residential Multi-Family (RMF 8, 12, and 16) are now called Residential Multi-Unit (RM) and share a single set of standards

GREEN DISTRICTS

The most significant change (in terms of covering the most land area) is the proposed establishment of two “Green” zoning districts: Green, Conservation (GC) and Green, Recreation (GR). These districts have been applied only to large State of Connecticut and Town of Groton parks and conservation areas and to conservation lands owned by the Groton Open Space Association, Avalonia Land Conservancy and Groton Utilities. While most of this land is currently zoned for residential use, the new GC and GR zoning districts reflect the reality that these lands are already dedicated to conservation and recreation and are not available for general development. Note that this zone does *not* indicate whether a parcel is publicly accessible but simply that it is conserved in some way.

INDUSTRIAL DISTRICTS

Parcels zoned for industrial uses have not been expanded, and largely cover the same areas they cover today. Some industrially zoned lands have been changed to one of the two Green zoning districts based on current ownership or conservation restrictions, and a few others that are currently occupied by residential and other non-industrial uses have been changed to residential or mixed-use zoning districts based on recommendations of the 2016 Plan of Conservation and Development. The names of the industrial districts have also changed as follows:

IA-40 is now Industrial, General (IG)

IP-80A, 80B, and 80C are now Industrial, Mixed-Use (IM), allowing for a modern mix of industrial and commercial uses

MIXED USE DISTRICTS

Another two new districts include the Mixed-Use Town Center (MTC) and Mixed-Use Village Center (MVC) districts. Both districts were developed based on the recommendations of the Town's 2016 Plan of Conservation and Development (POCD).

The MTC incorporates all of the current Downtown Design District (DDD) plus additional adjacent areas suitable for mixed-use development. The goal of the MTC is to accommodate a mix of uses, including residential, and act as a destination for residents across and outside the Town, ultimately serving as a true Town Center and gathering spot with its own clear identity.

The MVC incorporates a wide range of existing zoning districts centered around the Poquonnock Bridge area and the Old Mystic area of Groton. The goal of the MVC is to accommodate demand for mixed-use development on a small "village" scale with neighborhood-serving retail and services, and through infill development sensitive to the historic character of the areas. On a practical level, the MVC is designed to have a single, coherent set of zoning standards for these areas rather than the current hodgepodge of zones.

For additional information on how zoning districts are proposed to change, please see the Reader's Guide for Zoning District Changes.